083.0	0004	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	681,300	/	681,300
USE VALUE:	681,300	/	681,300
ASSESSED:	681,300	/	681,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORINE JOHN P SR & DOROTHY A
Owner 2:	TRS/MORINE FMLY IRREVOCABLE TR
Owner 3:	
Street 1:	72 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MORINE JOHN P & DOROTHY A -
Owner 2:	-
Street 1:	72 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1967, having primarily Vinyl Exterior and 1568 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4445.000	294,000		387,300	681,300
Total Card	0.102	294,000		387,300	681,300
Total Parcel	0.102	294,000		387,300	681,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.50 | /Parcel: 434.50

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	52098
GIS Ref	
GIS Ref	
Insp Date	08/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0004-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	294,000	0	4,445.	387,300	681,300		Year end	12/23/2021
2021	101	FV	285,200	0	4,445.	387,300	672,500		Year End Roll	12/10/2020
2020	101	FV	285,300	0	4,445.	387,300	672,600	672,600	Year End Roll	12/18/2019
2019	101	FV	231,400	0	4,445.	381,800	613,200	613,200	Year End Roll	1/3/2019
2018	101	FV	231,400	0	4,445.	293,300	524,700	524,700	Year End Roll	12/20/2017
2017	101	FV	231,400	0	4,445.	276,700	508,100	508,100	Year End Roll	1/3/2017
2016	101	FV	231,400	0	4,445.	254,500	485,900	485,900	Year End	1/4/2016
2015	101	FV	230,400	0	4,445.	237,900	468,300	468,300	Year End Roll	12/11/2014

!6778!

PRINT

Date	Time
12/30/21	04:28:48

LAST REV

Date	Time
08/28/18	10:47:37
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6778

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORINE JOHN P &	59722-134		8/9/2012	Convenience	100	No	No		
MORINE JOHN P &	59156-453		5/24/2012	Convenience	100	No	No		
MORINE JOHN P &	56793-396		4/29/2011	Convenience	100	No	No		
	11497-520		4/26/1968			No	No		N

USER DEFINED

Prior Id # 1:	52098
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2015	756	Re-Roof	4,995		6/18/2015			Strip and re-roof.
9/17/2013	1385	Manual	8,368	C				
9/17/2013	1385	Manual	8,368	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2018	Meas/Inspect	CC	Chris C
2/12/2014	Info Fm Prmt	EMK	Ellen K
12/3/2008	Meas/Inspect	372	PATRIOT
1/14/2000	Meas/Inspect	163	PATRIOT
8/4/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4445		Sq. Ft.	Site		0	70.	1.24	6									387,344						387,300	

Total AC/HA:	0.10204	Total SF/SM:	4445	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	387,344	Spl Credit		Total:	387,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31964278
Const Adj.:	0.99841499
Adj $ / SQ:	171.282
Other Features:	80300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399403
Depreciation:	105442
Depreciated Total:	293960

COMMENTS

641-2662 OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

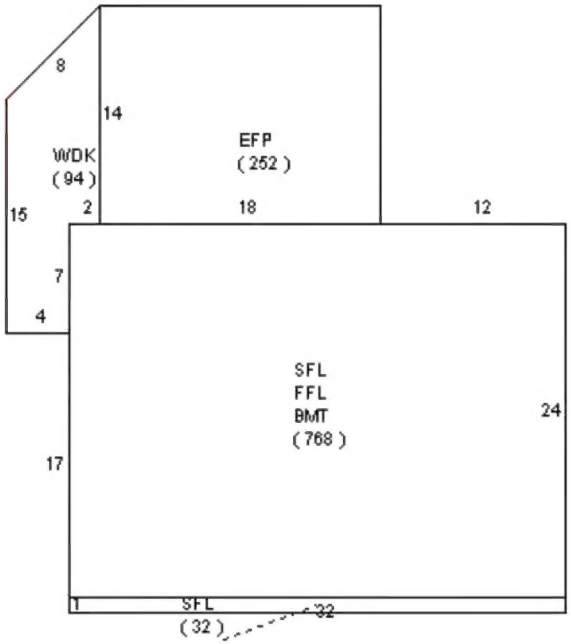
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M

Totals		
1	8	4

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.28
Special Features:	0	Val/Su Net:	109.62
Final Total:	294000	Val/Su SzAd	187.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	800	171.280	137,025
BMT	Basement	768	51.380	39,463
FFL	First Floor	768	171.280	131,544
EFP	Enclos Porch	252	37.970	9,568
WDK	Deck	94	15.970	1,502

Net Sketched Area:	2,682			Total:	319,102
Size Ad	1568	Gross Area	2682	FinArea	1568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

083.0-0004-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc